



TEXAS HISTORICAL COMMISSION  
*real places telling real stories*

# 2018

## COURTHOUSE GRANT APPLICATION GUIDE

# 2019

TEXAS HISTORIC COURTHOUSE  
PRESERVATION PROGRAM





## THC CHAIRMAN JOHN L. NAU, III ON HISTORIC TEXAS COURTHOUSES

Our state's historic county courthouses play a central role in your communities. These magnificent buildings have a significant impact on tourism and travel, and they provide distinctive settings for the entire history of a county.

The Texas Historical Commission (THC) works to preserve these courthouses through the Texas Historic Courthouse Preservation Program (THCPP). The program doesn't just beautifully restore these buildings to their past glory, it prepares them for a future of serving residents and county employees. The THCPP addresses deferred maintenance, including public health and safety, ADA accessibility, code compliance, and court security, while adhering to preservation standards and delivering modern technology that allows county employees to provide optimum service to Texans.

The THCPP combines state dollars, local matching funds, and a lot of hard work and dedication at the local level. Since it began, the program has contributed more than 10,600 jobs and \$555 million in income to the Texas economy. Construction activity related to the program has generated over \$40.3 million in state and local taxes and more than \$681 million in gross state product in Texas.

One of our strongest partners in this work has been the Texas Land Title Association, which has provided over \$248,000 in sponsorship for the THC's Texas Courthouse Stewardship Program since 2006. The program emphasizes cyclical maintenance as crucial to the continued welfare of your historic courthouses.

We thank the 85th Legislature for its vote of confidence in the THCPP. Every dollar from federal and state incentive programs for the rehabilitation of historic properties generates at least four dollars of private-sector investment and creates thousands of jobs for Texans. Your partial match is an investment in the future of your community.

We look forward to bringing the THCPP's success to more Texas counties as we keep the THC's preservation goals firmly planted in the proud heritage that has made Texas the great state it is today.

A handwritten signature in blue ink, reading "John L. Nau III".





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# PROGRAM HISTORY

## ABOUT THE TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM

The Texas Historical Commission's nationally recognized and award-winning Texas Historic Courthouse Preservation Program (THCPP), was established in June 1999 by the Texas Legislature and Gov. George W. Bush. The program awards three types of grants: planning grants for the county to produce architectural plans and specifications; construction grants for the county to undertake construction of some kind; and emergency grants to address issues endangering a historic courthouse or its occupants.

The program's ultimate goal is the preservation of all of Texas' historic courthouses. A focus is placed on restoration of these buildings to a period in history, usually the original construction date of the building, using the Secretary of the Interior's [\*Standards for the Treatment of Historic Properties\*](#). The program also addresses code compliance and safety, accessibility and updates to building systems to provide more efficiency and functionality.

Texas courthouses are among the most widely recognized, used, and appreciated assets in our communities. With some courthouses dating from as far back as the mid-19th century, they were among the first permanent structures in many counties. With their brick and stone towers, ornate cupolas, and soaring domes, they represent an impressive collection of public architecture. Not surprisingly, Texas has more historic courthouses than any other state—235 are still in active government use. With decades or even centuries of use, most of these structures have significantly deteriorated due to inadequate maintenance, insensitive modifications, or weather-related damage.

Since the program was created, over \$290 million has been appropriated by the Texas Legislature to courthouses in need. To be considered eligible for this program, a building must be at least 50 years old, have served or currently serve as a county courthouse, and have an approved master plan. Grant cycles are contingent upon funding from the legislature and are typically available in the fiscal year following a legislative session. The 85th Legislature, which met in 2017, has allocated an additional \$20.2 million to the THCPP for the biennium.

To date, the program has funded the restoration of 67 Texas courthouses and another 26 courthouses have received emergency or planning grants to complete small projects. These restored county courthouses serve as a catalyst to economic revitalization in the business districts that surround courthouse squares throughout the state. Counties with restored historic courthouses also see an impact in the form of improved building accessibility and usability, easier building maintenance, increased safety and energy efficiency, and downtown revitalization in addition to expanding local tourism.

For participants, the program offers annual and regional Stewardship Workshops to help train county government and staff how to maintain restored courthouses in order to prevent future courthouse endangerment.





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# ABOUT THE TEXAS COURTHOUSE STEWARDSHIP PROGRAM



Jeff Davis County Courthouse, Fort Davis

Since 1999, the Texas Historic Courthouse Preservation Program (THCPP), and its local partners have made significant financial investments in the restoration of historic courthouses across the state.

In order to protect and preserve these buildings for future generations, the Texas Courthouse Stewardship Program was created in 2005 to assist counties by fostering facility planning, budgeting, and training. The goal is to prevent newly restored facilities from returning to a state of deferred maintenance and disrepair.

Counties are encouraged to develop a cyclical maintenance plan for immediate and long-term care of their historic properties. A complete plan should include inspection schedules and recommendations for appropriate materials and procedures, as well as projected budgets for the prescribed work.

One of the services offered by Texas Historical Commission (THC) staff is consultations. We can help address maintenance and repair concerns or direct county staff to sources of information, including publications, architects,

and contractors. THC staff also periodically visits each completed restoration project to identify and assist in resolving any problems, monitor the level of ongoing maintenance, and discuss future preventative maintenance needs with county officials and facility maintenance managers.

Since 2006, the Texas Land Title Association has partnered with the THC as a sponsor of our annual Texas Courthouse Stewardship Workshop, designed for counties that have received funding through the THCPP and have completed their projects, or are in the process of doing so. The workshop is a unique opportunity to hear from guest speakers and THC staff on preventive maintenance challenges and solutions for historic county courthouses.

Additionally, the program offers periodic training and networking opportunities across the state. These regional workshops allow for elected officials who share common challenges and concerns to meet and discuss successful approaches. Their courthouses have similar environmental conditions and, often, skilled subcontractors serve specific areas of the state.





Franklin County Courthouse, Mount Vernon

# ECONOMIC BENEFITS OF RESTORED TEXAS HISTORIC COURTHOUSES



Since 1999,  
**10,656**  
**JOB**

created through courthouse  
preservation projects



**\$555**  
**MILLION**

in income generated



**\$40.3**  
**MILLION**

in state and local taxes  
generated



More than  
**\$681**  
**MILLION**

in gross state product



Direct travel  
spending in Texas is  
**\$69 BILLION**

Restored Texas courthouses are popular heritage tourism destinations. Centered on the Harrison County Courthouse, Marshall's Wonderland of Lights holiday festival is visited by at least 100,000 people, with more than a third of them from out of town.



After its successful courthouse restoration, San Augustine entered the Texas Main Street Program in 2013 to help return economic vitality to its downtown. The community of just 2,100 people has since reinvested more than \$1.3 million in their downtown, and gained 10 new businesses.



Denton has seen more than 130 revitalization projects completed in and around the square since the conclusion of its courthouse restoration in 2004. The square now buzzes every night and hosts numerous events throughout the year.



At least 21 major feature films have been shot in historic Texas courthouses, including "Bernie," "True Grit," "Lone Star," and "The Tree of Life." The Caldwell County Courthouse in Lockhart is featured in several episodes of HBO's popular series "The Leftovers."

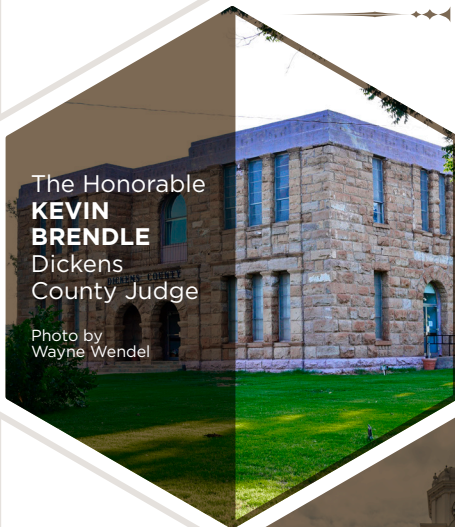


Since 1999, 93 counties have received grants for their courthouse projects. 63 have been fully restored, with four more in progress. The state awarded \$271 million in grants from 1999–2016, with counties matching \$224 million. 74 counties have committed local funds and need state grants.



# TESTIMONIALS

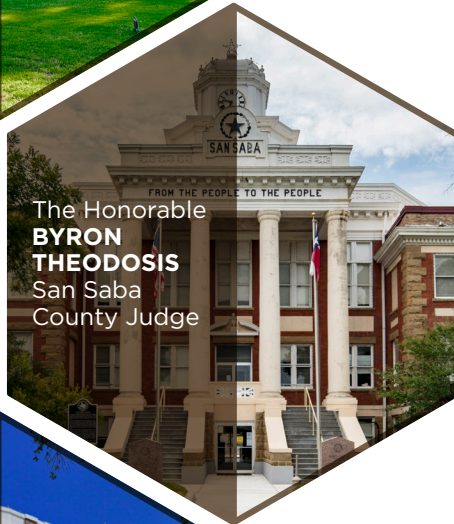
## FROM THE COUNTIES



The Honorable  
**KEVIN BRENDLE**  
Dickens  
County Judge

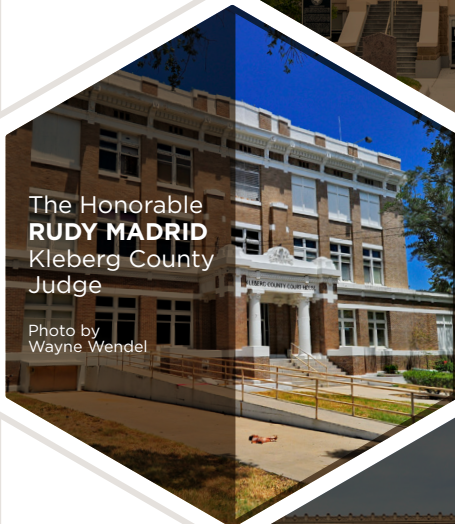
Photo by  
Wayne Wendel

“We recognize the significance of these old courthouses as the workplaces of our government, which have laid the foundation for what we have today.”



The Honorable  
**BYRON THEODOSIS**  
San Saba  
County Judge

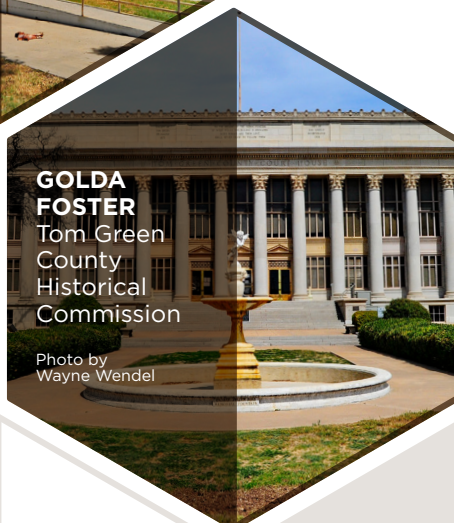
“The Texas Historic Courthouse Preservation Program is essential for smaller counties like ours. If it wasn’t for this program, restoring our courthouse would be almost out of reach.”



The Honorable  
**RUDY MADRID**  
Kleberg County  
Judge

Photo by  
Wayne Wendel

“Before being elected, I went door-to-door and put together a needs-assessment list. I can tell you, overwhelmingly, everyone talked about this beautiful building in downtown Kingsville, the Kleberg County Courthouse.”



**GOLDA FOSTER**  
Tom Green  
County  
Historical  
Commission

Photo by  
Wayne Wendel

“Our 1928 courthouse is the jewel in the crown of downtown because of the commitment of our judges and commissioners to historic preservation.”



**67** Full Restorations Funded

**26** Courthouses Received Planning and/or Emergency Funding

**38** Courthouses Have Approved Master Plans

**10** Courthouses Have Master Plans Pending Approval

**102** Historic Courthouses Eligible to Participate

**11** Courthouses Not Eligible (Not 50 Years Old or County/City Owned)



74

8



# PROJECTS FUNDED FROM 1999 TO 2017

## FULLY RESTORED COURTHOUSES

County	City	Rededicated	Yr Built	County	City	Rededicated	Yr Built
Archer	Archer City	5/12/05	1891	Johnson	Cleburne	12/1/07	1913
Atascosa	Jourdanton	6/14/03	1912	Kendall	Boerne	4/10/10	1870
Bee	Beeville	5/20/06	1913	La Salle	Cotulla	1/26/13	1931
Bexar	San Antonio	7/14/15	1896	Lamar	Paris	9/3/05	1917
Bosque	Meridian	9/22/07	1886	Lampasas	Lampasas	3/2/04	1883
Brooks	Falfurrias	2/26/10	1914	Lavaca	Hallettsville	9/11/10	1897
Cameron	Brownsville	10/17/06	1912	Lee	Giddings	10/8/04	1899
Cass	Linden	2/18/12	1861	Leon	Centerville	7/1/07	1887
Colorado	Columbus	5/17/14	1891	Llano	Llano	6/15/02	1892
Comal	New Braunfels	1/22/13	1898	Maverick	Eagle Pass	10/13/05	1885
Cooke	Gainesville	11/12/11	1911	McCulloch	Brady	9/5/09	1899
Dallas	Dallas	5/15/07	1892	Menard	Menard	11/11/06	1932
Denton	Denton	11/6/04	1896	Milam	Cameron	7/4/02	1892
DeWitt	Cuero	10/27/07	1896	Mills	Goldthwaite	8/27/11	1913
Dimmit	Carrizo Springs	11/18/04	1884	Navarro	Corsicana	7/9/16	1905
Donley	Clarendon	7/4/03	1894	Newton	Newton	12/8/12	1903
Edwards	Rocksprings	7/5/14	1891	Parker	Weatherford	6/4/05	1886
Ellis	Waxahachie	10/4/03	1897	Potter	Amarillo	8/18/12	1932
Erath	Stephenville	8/20/02	1892	Presidio	Marfa	1/5/02	1886
Fayette	La Grange	6/25/05	1891	Rains	Emory	10/17/10	1909
Franklin	Mount Vernon	9/20/14	1912	Red River	Clarksville	10/26/02	1884
Goliad	Goliad	12/4/03	1894	Roberts	Miami	6/2/12	1913
Gray	Pampa	4/12/03	1928	San Augustine	San Augustine	11/20/10	1928
Grimes	Anderson	3/2/02	1894	Shackelford	Albany	6/30/01	1883
Hamilton	Hamilton	4/28/12	1887	Sutton	Sonora	6/11/02	1891
Hardeman	Quanah	5/9/14	1908	Throckmorton	Throckmorton	3/12/15	1891
Harris	Houston	8/23/11	1910	Trinity	Groveton	7/22/11	1914
Harrison	Marshall	6/20/09	1901	Val Verde	Del Rio	7/23/04	1887
Hood	Granbury	10/27/12	1891	Wharton	Wharton	8/4/07	1889
Hopkins	Sulphur Springs	12/7/02	1894	Wheeler	Wheeler	10/16/04	1925
Hudspeth	Sierra Blanca	7/3/04	1920	Williamson	Georgetown	12/8/07	1911
Jeff Davis	Fort Davis	11/8/03	1910				

## CURRENT FULL RESTORATION GRANTS

County	City	Status	Yr Built
Fannin	Bonham	In Progress	1889
Karnes	Karnes City	In Progress	1894
Lynn	Tahoka	In Progress	1916
San Saba	San Saba	In Progress	1911

## CURRENT EMERGENCY PROJECTS

County	City	Status	Yr Built
Cameron	Brownsville	In Progress	1912
Kleberg	Kingsville	In Progress	1914
Willacy	Raymondville	In Progress	1922

## CURRENT PLANNING PROJECT

County	City	Status	Yr Built
Hunt	Greenville	In Progress	1929

## PREVIOUS PLANNING PROJECTS

County	City	Status	Yr Built
Crosby	Crosbyton	Complete	1914
Falls	Marlin	Complete	1940
Fort Bend	Richmond	Complete	1909
Houston	Crockett	Complete	1940
Marion	Jefferson	Complete	1912
Mason	Mason	Complete	1910
Stephens	Breckenridge	Complete	1926
Upshur	Gilmer	Complete	1933

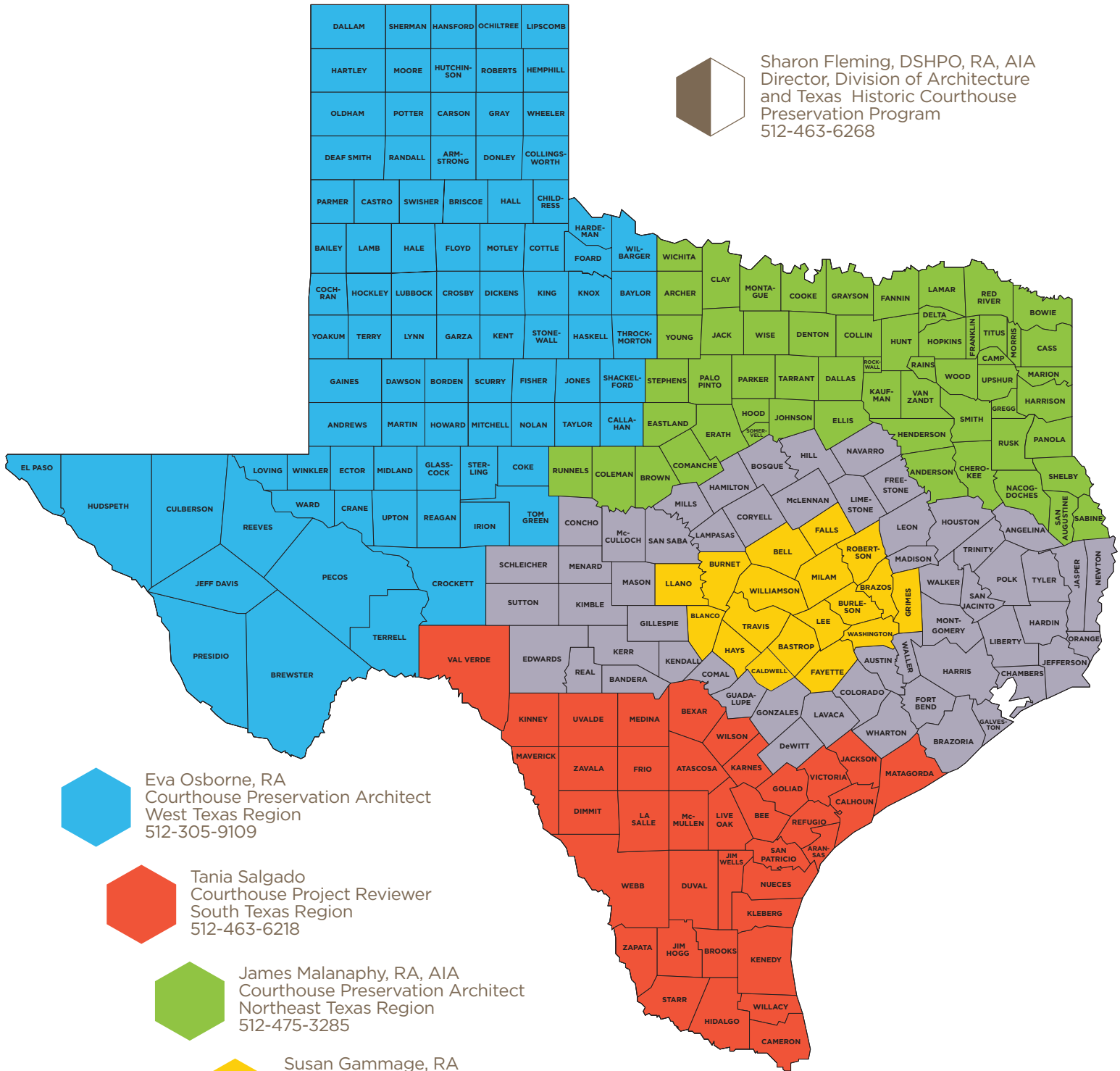
## PREVIOUS EMERGENCY PROJECTS

County	City	Status	Yr Built
Bandera	Bandera	Complete	1891
Callahan	Baird	In Progress	1929
Dickens	Dickens	In Progress	1893
Glasscock	Garden City	Complete	1894
Hidalgo	Hidalgo	In Progress	1886
Houston	Crockett	Complete	1940
Hunt	Greenville	Complete	1929
Jefferson	Beaumont	Complete	1932
Limestone	Groesbeck	Complete	1924
Lipscomb	Lipscomb	Complete	1916
Marion	Jefferson	Complete	1912
Mason	Mason	Complete	1910
McLennan	Waco	Complete	1901
Montague	Montague	Complete	1913
Nueces	Corpus Christi	Complete	1914
Polk	Livingston	Complete	1923
Randall	Canyon	Complete	1908
Tyler	Woodville	Complete	1891
Upshur	Gilmer	Complete	1933
Wilson	Floresville	Complete	1884



# TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM

## REVIEWERS BY REGION



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and Texas Historic Courthouse  
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Britten Barr, RA  
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Administrative email for queries  
and applications:  
courthouse\_program@thc.texas.gov

Administrative phone for queries  
and applications:  
512-463-6094



# PROJECT GRANT FUNDING

The THCPP program funds are requested by the THC in the agency's Legislative Appropriations Request at the beginning of each session of the Texas Legislature. By statute, the maximum award to any county is \$6 million. Awards may be reduced from the amount requested depending upon funding availability.

Upon appropriation of funds by the Texas Legislature, the THC establishes the general expectations for the next grant cycle including the following types of project funding to achieve the overall goals of the program for preservation of historic county courthouses. Applications for funding are typically accepted on a biennial basis.

The application process is competitive. Applicants are not limited to applying for any single type of grant, consideration is given for possible award of a planning or construction grant for each project. Consideration is given for an emergency grant if the optional "Emergency Funding Request" is submitted by the applicants.

## CONSTRUCTION GRANTS

GRANTS TO FUND CONSTRUCTION WORK: Typically a Full Restoration of the Interior and Exterior  
Construction grants are awarded for the full restoration of a courthouse to a particular historic period while rehabilitating and upgrading the building to current codes and functional requirements.

**\$6MIL**  
cap

**15%**  
min. match

## PLANNING GRANTS

GRANTS TO FUND THE PRODUCTION OF CONSTRUCTION BID DOCUMENTS  
Planning grants are awarded for the production of 95% complete architectural plans and specifications which are used as "blueprints" for a future construction project. Planning grants typically precede a construction project.

**\$450K**  
cap

**50%**  
min. match

## EMERGENCY GRANTS

GRANTS TO FUND CRITICAL NEED  
Emergency grants are awarded to address critical issues endangering the courthouse or its occupants. These grants are awarded on the basis of need and program funding availability.

**\$450K**  
cap

**50%**  
min. match



# TIMELINE FOR COURTHOUSE GRANTS

**NOV 1**

Round X Grant Cycle Webinars  
Available on THC Website

**NOV 17**

Draft Presentation Master Plan  
and Construction Document  
Submittal Deadline

**JAN 05**

Final Master Plan and Construction  
Document Submittal Deadline

**JAN 26**

Notification of Eligibility for New Applicants

**FEB 5**

Round X Grant Application Deadline

**APR  
TBD**

Public Comment and THC  
Committee Meeting

**APR  
26-27**

Round X Grant Awards Approved  
by Commission